

COMMUNITY MEETING REPORT

Petitioner: Sankofa Development, LLC

Rezoning Petition No. 2019-079

This Community Meeting Report is being filed with the Office of the City Clark and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLAINING HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on July 12, 2019. A copy of the written notice is attached to as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on July 23, 2019 at 6 p.m. at Beatties Ford Rd Library – 2412 Beatties Ford Rd, Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Greg Hardee, Gardine Wilson and Fred Atiemo.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Greg Hardee, welcomed the attendees and introduced the Petitioner's team. Greg Hardee indicated that the Petitioner proposed to rezone an approximately 1.25 acreage site (the "Site") located at 3221 & 3231 Auten Avenue, Charlotte, NC from the B-2 & R-4 zoning districts to NS zoning district. Greg Hardee explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Greg Hardee provided background information about the experience of the representatives and what the operation of the facility would be, reestablish the iconic African American restaurant (Coffee Cup). Greg Hardee, Fred Atiemo and Gardine Wilson at different times used the elevations and renderings to explain the facility's design concepts and operations.

A question was raised as to whether the Petitioner would ensure that there is a buffer at the end of the property line to which Fred Atiemo answered that the Petitioner will ensure that it meets and even exceeds the development required buffer.

Another question came up about vehicles that park on the side of the grocery store at the Auten Avenue to which Fred Atiemo responded that the grocery store has been using that space for parking for many years so there is the possibility that it has been grandfathered.

Another attendee inquired about the rough surface of Auten road leading to the housing units. Fred Atiemo responded that the paving of the road is something that the neighborhood may want to discuss with the city.

There was also mention of how fast vehicles merge onto the street between the newly constructed 7-11 store and the Family Dollar store. Gardine Wilson mentioned that perhaps that would be something for the neighborhood to discuss with the Family Dollar store and/or the city since it has no bearing on Petitioner's property.

At the end of the meeting, the attendees expressed their interest in seeing a family-style restaurant coming to the area. There was no opposition to the proposed rezoning and the project.

Respectfully submitted, this 26th day of July, 2019

Fred Atiemo



Sankofa Development, LLC
P.O. Box 44246
Charlotte, NC 28215
Phone: 503-201-1015

July 12, 2019

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Sankofa Development, LLC to rezone approximately 1.25 acres located at 3221 & 3231 Auten Avenue, Charlotte to allow the development of a family-style restaurant.

Date and Time: Tuesday, July 23, 2019 at 6 p.m.

Place of Meeting: Beatties Ford Rd Library – 2412 Beatties Ford Rd, Charlotte, NC

Petitioner: Sankofa Development, LLC

Petition No. 2019-079

We are assisting Sankofa Development, LLC (the “Petitioner”) in connection with a Rezoning petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.25 acre site (the “Site”) located at 3221 & 3231 Auten Avenue, Charlotte, NC from the C-2 / R-4 zoning district to NS zoning district. The purpose of the rezoning is to permit the development of a family-style restaurant.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, July 23, 2019 at 6 p.m. at the Beatties Ford Rd Library – 2412 Beatties Ford Rd, Charlotte, NC. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the Meantime, should you have any questions or comments about this matter, please contact Fred Atiemo at 503-201-1015.

cc: Justin Harlow, District 2
George A. Phipps, District 4 (courtesy)

Date Mailed: July 12, 2019

| 2019-079 TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | CITY | S |
|---------------------|----------------------------|-----------------|------------------|------------------|----------------------------|-----------|---|
| ✓ 2019-079 04104204 | CASTILLO | LYDIA N | | | 3140 RILEY AVE | CHARLOTTE | N |
| ✓ 2019-079 04104205 | C4 CSTORE HOLDINGS LLC | | | | 121 WEST TRADE ST STE 2550 | CHARLOTTE | N |
| ✓ 2019-079 04104207 | BIBLE WAY BAPTIST CHURCH | | | | 3208 RILEY AVE | CHARLOTTE | N |
| X 2019-079 04104212 | SANKOFA DEVELOPMENT LLC | | | | PO BOX 44246 | CHARLOTTE | N |
| ✓ 2019-079 04104214 | CASTILLO | LYDIA N | | | 3140 RILEY AVE | CHARLOTTE | N |
| ✓ 2019-079 04104215 | RADAR | REBECCA | | LORETTA HELMS | | | |
| ✓ 2019-079 04104216 | PRACHI RIYA LLC | | | WASHAM (B/W) | 8901 DOVE STAND LN | CHARLOTTE | N |
| 2019-079 04104217 | PRACHI RIYA LLC | | | | 2920 TETON DR | GASTONIA | N |
| 2019-079 04104218 | PRACHI RIYA LLC | | | | 2920 TETON DR | GASTONIA | N |
| ✓ 2019-079 04104219 | CRESCENT RESOURCES INC | | | | 2920 TETON DR | GASTONIA | N |
| ✓ 2019-079 04104220 | DANCY | ROBERT EUGENE | DON DALE | C/O PROPERTY TAX | PO BOX 131298 | CARLSBAD | C |
| ✓ 2019-079 04104227 | CARDEN | RICHARD | | DANCEY | 20428 STAGHORN CT | CORNELIUS | N |
| ✓ 2019-079 04104228 | ALMENDAREZ | LUIS | | | 3132 RILEY AVE | CHARLOTTE | N |
| ✓ 2019-079 04104229 | MILTON | TEVIN | | | 2734 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104230 | PULLUM | RICHALYN | | | 2730 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104231 | HOWELL JR | BENNIE L | SANDRA | HOWELL | 2726 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104232 | BENNETT | TEQUILLA | | | 2722 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104245 | NINE THIRTEEN HOLDINGS LLC | | | | 2718 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104248 | MAJOR | TRINCINA MARIE | | | 3509 DOVEWOOD DR LOT 1A | CHARLOTTE | N |
| ✓ 2019-079 04104249 | MACAULEY HAMILTON | DELIA FANTA | | | 2620 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104250 | STUART | DOMINIQUE | MANNIE | CARTER | 2614 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104251 | ACOSTA | DANIEL EDWARD | MARYJO ELIZABETH | ACOSTA | 2610 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104252 | POWELL | QUASHEARA | | | 2606 RILEY WOODS LN | CHARLOTTE | N |
| ✓ 2019-079 04104253 | JANT | TAQUEILA S | | | 3119 AUTEN AVE | CHARLOTTE | N |
| ✓ 2019-079 04104254 | SHEETRIT | ASHLEY ANN | | | 36123 AUTEN AVE | CHARLOTTE | N |
| ✓ 2019-079 04104255 | MCCALL | TIFFANIE L | | | 3127 AUTEN AVE | CHARLOTTE | N |
| ✓ 2019-079 04104256 | DUNBAR | LESLIE DANIELLE | | | 3138 AUTEN AVE | CHARLOTTE | N |
| ✓ 2019-079 04104257 | MOORE | BRANDON LAMONT | | | 3134 AUTEN AVE | CHARLOTTE | N |
| ✓ 2019-079 04104258 | LYONS | KEENAN JECOREI | | | 3130 AUTEN AVE | CHARLOTTE | N |
| ✓ 2019-079 04104259 | THOMPSON | GREGORY T | JOHNNY B | MILLER | 3126 AUTEN AVE | CHARLOTTE | N |
| | | | | | 3122 AUTEN AVE | CHARLOTTE | N |

EXHIBIT A

(PAGE #2)

| | | | |
|--|-----------------|--------------------|-------------|
| ✓ 2019-079 04104260 HARRIS | TASHA | 3118 AUTEN AVE | CHARLOTTE N |
| ✓ 2019-079 04104261 DOLES | CHRISTEN YVETTE | 3114 AUTEN AVE | CHARLOTTE N |
| ✓ 2019-079 04104262 SUTHERLAND | HERMAN MALCOLM | 3110 AUTEN AVE | CHARLOTTE N |
| ✓ 2019-079 04104263 BEATTY | TAMEKA | 3106 AUTEN AVE | CHARLOTTE N |
| | | | |
| FRESNO PROPERTY | | | |
| ✓ 2019-079 04107105 MANAGEMENT LLC | | 1200 KINGSCROSS DR | CHARLOTTE N |
| | | | |
| ✓ 2019-079 04107106 KASHMARY PROPERTIES LLC STATESVILLE ROAD PARTNERS | | 4812 EASTHAVEN DR | CHARLOTTE N |
| | | | |
| ✓ 2019-079 04107125 LLC | | 2327 Overhill Rd | CHARLOTTE N |
| ✓ 2019-079 04107134 PRESBYTERIAN HOSPITAL | FOUNDATION | PO BOX 33549 | CHARLOTTE N |
| ✓ 2019-079 04107135 PRESBYTERIAN HOSPITAL | FOUNDATION | PO BOX 33549 | CHARLOTTE N |
| ✓ 2019-079 04501204 PRAXAIR DISTRIBUTION INC | | 10 RIVERVIEW DR | DANBURY C |
| ✓ 2019-079 04501208 OMAR AND MAYA LLC | | 5304 STALLWORTH DR | CHARLOTTE N |
| ✓ 2019-079 04501210 LATA HOLDINGS LLC | | 10316 DAUFUSKIE DR | CHARLOTTE N |

| 2019-079 | ORGANIZATI | FIRST_NAME | LAST_NAME | STREET_ADD | CITY | STATE | ZIP |
|-----------|------------------------------------|------------|-----------|----------------------|-----------|-------|-------|
| ✓2019-079 | Dalebrook Neighborhood Association | Sentron | Nicholas | 2523 Pinestream Dr | Charlotte | NC | 28216 |
| ✓2019-079 | Dunedin Homeowners Association | Robert | Yudell | 3415 Autumn Ridge Dr | Charlotte | NC | 28269 |
| | Governor's Square Homeowners | | | | | | |
| ✓2019-079 | Association | Ronald | Wimberly | 3304 Statesville Av | Charlotte | NC | 28206 |
| ✓2019-079 | Nevins Community | Natheley | McElrath | 3306 Atlas Drive | Charlotte | NC | 28269 |
